

January 13, 2014

The Union County Board of Adjustment met in regular session on Monday, January 13, 2014 at 7:00 p.m. in the Union County Government Center, 1st Floor Board Room, 500 N. Main Street, with Chairman Darren Greene presiding.

BOARD MEMBERS PRESENT: Chairman Darren Greene, Vice-Chairman Mark Tilley, Louis Philippi, Jennifer Stewart, Rick Davis, Jonathan Holland and Douglas Hutton

BOARD MEMBERS ABSENT:

ALSO PRESENT: Richard Lee Jenson, Land Use Administrator, Susie Calkins, Secretary for the Board and Bill Sturges, Attorney for the Board

Chairman Darren Greene called the meeting to order at 7:00 p.m.

REGULAR MEETING

- A. Determination of a quorum. Quorum was determined.
- B. Approval of minutes from October 14, 2013 meeting. Mark Tilley made the motion to approve the minutes as submitted; seconded by Jennifer Stewart. Motion passed unanimously.
- C. Approval of minutes from November 12, 2013. Rick Davis made the motion to approve the minutes as submitted; seconded by Jennifer Stewart. Motion passed unanimously.
- D. Approval of minutes from December 9, 2013 meeting. These minutes were not ready.

PUBLIC HEARING

- A. Determination of any conflicts of interest for Special Use 2013-013 (Item B)
- B. "Special Use 2013-015" – Joseph Rorie requesting a "Special Use" under Section 54 and Appendix I of the Union County Land Use Ordinance to construct mini storage warehouse units with outside storage. Located at 3115 Haywood Road, being on Tax Map 07-027-026D; presently zoned B-4.

Chairman Darren Greene asked Lee Jenson to come forward and be sworn in.

Chairman Darren Greene asked Mr. Jenson if the petition submitted was complete. Mr. Jenson stated the petition was complete.

Chairman Darren Greene asked if any Board member had a conflict with this agenda item. No one came forward.

Chairman Darren Greene asked for a motion to hear the petition. Louis Philippi made a motion to hear the petition; seconded by Rick Davis.

Chairman Greene asked if there was anyone present in opposition that would like this petition to be continued. No one came forward.

Mr. Jenson came forward and presented the following staff analysis:

PRE-HEARING STAFF ANALYSIS*

Special Use Petition No. 2013-015

Property Owner: Joseph & Josie Rorie

Petitioner: Joseph Rorie

Location: Haywood Rd. (07-027-026D)

Request: To construct 24,000 square feet of Mini-Warehouse Class II storage units.

Summary

This petition seeks approval to construct 24,000 square feet of Mini-Warehouse Class II storage units.

Existing Zoning

North

The area to the north is in the Town of Indian Trail. The area is designated as a SF-1 zoning district. This is consistent with the County's RA zoning districts.

East

The area to the east is in the Town of Indian Trail. The area is designated as a SF-1 zoning district. This is consistent with the County's RA zoning districts.

South

The area immediately to the south is zoned RA-20. Further south is the Monroe city limits. The area inside Monroe is zoned R-20, which is consistent with the County's R-20 zoning district.

West

The area to the west is in the Town of Indian Trail. The area is designated as a SF-3 zoning district. This is consistent with the County's R-15 zoning district.

Subject Property

The petitioned property is currently zoned B-4. This zoning designation was changed from RA-20 on October 7, 2013.

Existing Land Use**North**

The area to the north consists of low density residential development and agricultural uses.

East

The area to the east consists of low density residential development and agricultural uses.

South

The area to the south consists of low density residential development and agricultural uses.

West

The area to the west consists of low to medium density residential development and agricultural uses.

Subject Property

The subject property is currently vacant.

Proposed Land Use

The Union County, North Carolina 2025 Comprehensive Plan calls for this area to develop as a Commercial Center. This was changed on October 7, 2013, as a result of the approved rezoning.

Kevin Herring, licensed engineer with the state of NC came forward to clarify that there will be a permanent driveway easement.

Chairman Greene asked if there was anyone present to submit evidence in opposition to come forward.

Chairman Darren Greene closed the public hearing for discussions.

After discussions and deliberations were made by the Board, Mark Tilley made a motion to approve the Special Use Permit as submitted, seconded by Rick Davis. Motion passed unanimously.

There being no further business to come before the Board at this time, the public hearing was adjourned at 8:30 p.m.

Respectfully submitted,

Susan R. Calkins
Secretary to Board of Adjustment